



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
March 1, 2017
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

BUI, MANZO, NGUYEN, AND RICE (ONE VACANCY)

PRESENT: BUI, NGUYEN, RICE

ABSENT: MANZO

STAFF PRESENT:

Steve Ratkay, Senior Planner; Braulio Moreno, Contract Assistant Planner; Shelley Dolney, Administrative Assistant.

2. SALUTE TO FLAG:

Commissioner Nguyen led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Senior Planner Steve Ratkay stated there were four late communication items related to item 8.1. He stated three items were received in opposition to the proposed project and one item received pertained to the construction of the proposed project.

4. EX PARTE COMMUNICATIONS - None

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – February 15, 2017

Motion: It was moved by Commissioner Nguyen, and seconded by Vice Chair Rice, to approve the Planning Commission meeting minutes of February 15, 2017. The motion carried (3-0) with the following vote:

AYES: BUI, NGUYEN, RICE

NOES: NONE

ABSENT: MANZO
ABSTAIN: NONE

8. PUBLIC HEARINGS

8.1 Case No. 2016-41 (Tentative Tract Map and Design Review)

Location: 7201 21st Street (APN # 096-051-14)

Applicant: 9 Max Capital, LLC.

An application to demolish existing single-family dwellings, and develop 16 residential dwelling units for condominium ownership

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Section 15332 (In-Fill Development) Class 32 which applies to projects characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation, all applicable general plan policies, applicable zoning, and regulations.
- b) The proposed project development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as a habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise air quality, or water quality.
- e) The project site can be adequately served by all required utilities and public services.

RECOMMENDATION: That the Planning Commission continue the Public Hearing to a date unspecified as per request by the applicant received February 21, 2017.

Senior Planner Steve Ratkay stated that the applicant has requested an indefinite deferral of the item, he referred to a letter submitted by the applicant requesting the continuance.

Motion: It was moved by Commissioner Nguyen, and seconded by Vice Chair Rice, to continue the public hearing for Case No. 2016-41 to a date unspecified. The motion carried (2-1) with the following vote:

AYES: NGUYEN, RICE
NOES: BUI
ABSENT: MANZO
ABSTAIN: NONE

Senior Planner, Steve Ratkay, then addressed members of the public present in the audience to explain that the item has been deferred to a future date that is unspecified. He stated a public notice will be sent in the mail when the item returns

to the Planning Commission. He assured the public that any documents submitted in opposition remain part of the record when the item returns to the Planning Commission.

9. REGULAR BUSINESS - None

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION – None

11.1 AB 1234 REPORTS – None

11.2 MATTERS FROM STAFF

Senior Planner Steve Ratkay thanked Commissioner Bui for visiting the Community Development Department for a tour of City Hall. He also stated that the Donation Bin Zone Text Amendment should return to the Commission in April.

12. ADJOURNMENT – The meeting was adjourned at 6:40 p.m. to a regular meeting on Wednesday, March 15, 2017 at 6:30 p.m. in the City Council Chambers.




Carlos Manzo
Chairman



Steven Ratkay
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant